

November 4, 2008

City of Las Vegas Development Services Center
Planning and Development
731 South Fourth Street
Las Vegas, NV 89101

RE: Parcel No. 140-29-612-016
4998 Sandra Road, Las Vegas 89110

SUB: Request for Variance to Reduce Set Back

To Whom It May Concern:

I respectfully submit this letter as a formal request for a variance to reduce the side yard set back at the above referenced property. This parcel is zoned as R-E and requires a 10' side set back. The project proposes a 7'5" set back which would encroach beyond the existing non-conforming set back of 8'7". This encroachment becomes inevitable as the property line is not parallel to the existing structure or proposed addition, and same property line is not perpendicular to the street. A redesign of the project in an effort to conform to the existing 8'7" set back would heavily affect the exterior esthetics and overall appearance of the residence.

Thank you for your time and consideration in this matter. Should you have any questions or require additional information, please contact me at (702) 413-0916.

Sincerely,



Michelle Shappie
4998 Sandra Road
Las Vegas, NV 89110



VAR-31691
12/18/08 PC